

School Building Committee
Wednesday, January 11, 2023; 7:00 p.m.

<https://zoom.us/j/98800242598?pwd=NEVHZEHdWc83cGU1QIBxWUE1WkiDQT09>

Meeting ID: 988 0024 2598; Password: SBC

Present: Chris Fasciano, Chair; Kim Bodnar, Vice Chair; Tim Christenfeld; Buck Creel; Jennifer Glass; Gina Halsted; Sharon Hobbs; Brandon Kelly; Becky McFall; Tara Mitchell; Craig Nicholson; Andrew Glass, liaison, Historical Commission; Ed Lang, liaison, Green Energy Committee; Alex Pitkin, SMMA; Jennifer Soucy, SMMA; Steve Banak, Consigli; Amanda Sawyer, CHA.

Absent: Peter Sugar; Doug Adams, liaison, Historical Commission; Owen Beenhouwer, liaison, Council on Aging; Ian Spencer, liaison, Public Safety; Gary Taylor, liaison, Planning Board.

Also Present: Rob Ford, Director of Educational Operations and Technology.

Welcome and Opening Comments: Chris Fasciano, Chair, opened the meeting at 7:01 pm and noted that pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, as further extended on July 16, 2022 by the Governor's signing of the Acts of 2022, this meeting of the Lincoln School Building Committee will be conducted via remote participation to the greatest extent possible.

Construction Update: Amanda Sawyer shared a presentation and Steve Bannon provided an update.

- Completing punch list items and going through the close-out process. Some items will be delayed due to materials. 27 items remaining, most of which need materials that are on backorder. SMMA has been on site to review punch list items. LPS ensuring that items are complete.
- One addition to the project funding – about \$16K from the modulars to cover change requests.
- There will be budget transfers within the budget between line items to cover change orders.
- Audiovisual work is progressing well.
- Solar project: Buck Creel reported the installation of panels is going well and they should be finished on January 23rd, weather permitting.
 - Supply chain issues have delayed installation of the Tesla battery; hoping it will be installed tomorrow. Transformers and switches are delayed which means connection to grid may not happen until July.

Owner's Project Manager Update

- Currently have \$35K left in contingency, including the line item transfer of about \$100K that was made to cover Change Order #34.
- Not expecting any new change requests; there will be additional line item transfers to cover remaining requests.

Change Order #34: Jennifer Soucy, SMMA, provided details about the major components of the request for \$126,616:

- Swing Set, \$16.3K – Originally had hoped to use existing swing set but it did not meet standards. A new swing set was installed, and the fall zone had to be upgraded. The change request is for the fall zone upgrade.
- Floor slabs, \$20.1K – Additional floor leveling beyond what was expected.

- Mezzanine redesign, \$22.5K – Remaining funds for steel work needed to shore up that area of the building. This is somewhat lower than projected.
- Under slab plumbing, \$48.0K – Bathrooms in Building A were backing up. The plumbing engineer and Brandon Kelly found that the existing tie-ins were not at the right pitch needed to keep the pipes clear. This work will be done over February vacation.
- CREDIT for fencing, \$18.5K – Took fencing out of the project due to expansion of area around battery and transformers. The school may bring this back as a future project.
- Paving around solar piers, \$10.3K.

Kim Bodnar asked if the fall zone for the new swing set is different from what the old set needed. Ms. Soucy said it is.

Craig Nicholson asked about the plumbing lines. Mr. Kelly said that the bathrooms were tied to the end of an existing line, but it was too small. The slope of the line and the angles in the piping made it hard for the lines to flush properly. Mr. Nicholson asked if there is any additional future risk. Mr. Kelly said all the other bathrooms are tied into pipes that function as expected.

Ms. Bodnar asked about some water around doors during a heavy rainstorm. Mr. Kelly said these are punch list items and he is confident they will be resolved.

There have been odor complaints in a couple of areas. A professional “sniffer” was brought in, and the air was tested for safety. It is safe and the team is working on pinpointing and mitigating remaining odors.

MOVED: Mr. Creel moved to approve Change Order #34 for \$126,616 as presented. The motion was seconded by Mr. Nicholson, and approved by roll call vote: Bodnar, aye; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; Sugar, aye; A. Glass, concur; Lang, concur.

Public Participation: none

Outreach Update: Ms. Bodnar said that Outreach will meet via Zoom at 9:00am tomorrow. Time capsule materials will be removed from the school tomorrow and taken to the Public Library.

OPR Working Group Update: Mr. Creel said that at the end of Phase 1 there were some small problems that resulted in equipment failures. The air conditioning season went well, but there are issues now that we are in the heating season. Mr. Kelly said that the system is working overall, but there have been compressor failures. Mitsubishi has a team that is coming in to help identify whether the issues are related to equipment or wiring. He said Mitsubishi has been very responsive with spare parts. Consigli and SMMA have coordinated the key players to find a resolution as quickly as possible.

- Mr. Nicholson asked if there could be an extension of the warranty given these issues. Is other equipment being strained as a result? All this work has been under warranty. Mr. Kelly noted that Mitsubishi is still providing all materials without charge.
- Mr. Banak said that until the root cause is identified, they cannot have a definitive answer on extension of warranty.
- There is a 3rd party helping.
- Mr. Kelly does not see any additional wear and tear on other components.
- Ms. Bodnar asked whether these failures seem to be an anomaly? Is there an issue with this model, do we need to switch them out? Mr. Creel says that the level of compressor failures seems high, which is why the manufacturer is involved.

- Tara Mitchell asked about the impacts on students and faculty. There's some temporary heating in the Media Center. Faculty knows that the team is working hard on this.
 - Ms. Bodnar asked to have this on next month's agenda.

Approve Minutes from December 14, 2022, Meeting: MOVED: Ms. Mitchell moved to approve the minutes of December 14th. Mr. Sugar seconded the motion, which was approved by roll call vote: Bodnar, aye; Christenfeld, abstain; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, abstain; Kelly, abstain; McFall, aye; Mitchell, abstain; Nicholson, aye; Fasciano, aye; A. Glass, abstain; Lang, concur; Spencer, concur.

Other Topics: None

Adjournment: MOVED: Mr. Christenfeld made a motion to adjourn, which was seconded by Ms. Mitchell and approved by roll call vote: Bodnar, aye; Creel, aye; J. Glass, aye; Halsted, aye; Hobbs, aye; Kelly, aye; McFall, aye; Mitchell, aye; Nicholson, aye; Fasciano, aye; A. Glass, concur; Lang, concur.

The meeting adjourned at approximately 7:59 pm.

Minutes respectfully submitted by Jennifer Glass.